

PEACEHAVEN TOWN COUNCIL

Tony Allen
TOWN CLERK
TELEPHONE: (01273) 585493 OPTION 6
FAX: 01273 583560
E-MAIL: Townclerk@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN
EAST SUSSEX
BN10 8BB

Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 7th July 2020

Present – Cllr I Sharkey (Chair) Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr R White, Cllr G Hill, Cllr A Goble, Town Clerk, Tony Allen, Victoria Onis (Admin & Meeting Officer)

It was resolved that Cllr C Gallagher participates in the meeting in a non-voting capacity.
One member of the public was also present.

1 PH810 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2 PH811 PUBLIC QUESTIONS

A member of the public raised concerns over the planning application for 86 Pelham Rise, noting that it was adjacent to the Webb's site for which 31 homes had already been approved. The member of public noted the narrow entrance to the 86 Pelham Rise and the increased safety risks resulting from increased traffic movements, particularly in relation to the school and other pedestrian activity.

3 PH812 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Cllr Milliner

4 PH813 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests.

5 PH814 TO ADOPT THE MINUTES FROM THE 2nd June 2020

It was resolved to adopt the minutes as a true record.

Proposed Cllr Hill

Seconded Cllr Harris

All in favour

6 PH815 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher reported on the following:-

- Steering Group meeting to be held on the 9th July 2020, to look at:-
 - AECOM master planning.
 - Housing number and requirements.

- Plan policies and other work.
- Government initiatives to give local people a say on development in their Town.
- Government funding, grants & support.
- LDC support and housing needs Assessment.
- Meridian Centre development and its relationship to the NDP.

7 PH816 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The report was noted.

8 PH817 PLANTERS ON THE SOUTH COAST ROAD – Cllr Seabrook

Cllr Seabrook's reports and images of the Towns Planters were noted and discussed.

- It was agreed that the planters bring beauty to the Town and supports the environment and Bee population.
- It was suggested we could ask the local businesses for sponsorship towards the flowers, to enhance the retail areas.
- Pavement parking has been noted as problem causing damage to the planters, as well as being a public safety concern, blocking visibility for crossing the road in safety. The Admin Officer updated the Committee that she reported the Parking on Pavements and safety issues to the NSL Parking Team in February which they monitored for a time, but obviously this is an ongoing issue, so further action is required.

It was resolved that the Town Clerk requests that the Parks Officer assesses all planters in the Town and approximates the cost of refurbishment and planting.

It was also agreed that before we purchase new planters, The Town Clerk contacts ESCC to notify them of the Public safety issues of parking on the pavements, as well as damaging the Towns Property by driving into the planters. Maybe to resolve this issue we could request Bollards in these 2 areas.

Proposed Cllr Griffiths

Seconded Cllr Hill

All in Agreement

9 TO CONSIDER Planning applications as follows:-

PH818 LW/20/0352 86 Pelham Rise Peacehaven Case Worker Julie Cattell	Design of the whole site in all is very well thought off, the landscaping and shrubbery between existing properties, the development is not unattractive <ul style="list-style-type: none">• Concerns that there are NO sewage arrangements yet and the paperwork suggests that the new housing may not be able to connect to the existing mains. There are already sewage problems in this area Peacehaven with
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	<p>old systems over flowing into people's gardens. The influx of new housing is putting a strain on the current systems, this needs to be resolved before building starts,. The 31 houses already approved for the adjacent site also do not have sewage plans in place.</p> <ul style="list-style-type: none">• No reports from southern water as yet.• The parking stats are based on data from 2011, so grossly out of date, there has been a large increase of housing in this area since 2011. There has also been a recent bus clearing which has reduced parking even more in this area. Parking is already a serious issue here.• The development is within a school safety zone and the area is already affected heavily with congestion and traffic/speeding. There are serious safety concerns here.• These will be housing association properties, will they be for Residents of Peacehaven and will they need equipping for special needs? <p><u>PTC recommends refusal of this application at 86 Pelham Rise.</u></p> <p>If LDC is minded to approve this application, it is essential that the following Conditions are applied:-</p> <ol style="list-style-type: none">1 Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.2 Sympathetic materials to be used.3 Require a Waste Minimisation Plan4 Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or at junctions.5 Any damage to the grass verges during construction must be repaired by the developer.6 All construction equipment and supplies to be delivered between the hours of 09:30 and
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	<p>14:30 to avoid 'rush hour' on the A259 and ease congestion.</p> <p>7 An asbestos survey should be carried out prior to demolition.</p> <p>8 A vehicle wheel wash system to be used to stop contamination of the public highway.</p>
<p>PH819 LW/20/0330 20 Capel Avenue Peacehaven</p> <p>Case worker – James Emery</p>	<p>Alterations to form rooms in the roof with rear dormer and velux windows in the front roof elevation</p> <p>It was resolved to recommend approval.</p>
<p>PH820 LW/20/0323 11 Hodder Avenue Peacehaven</p> <p>Case worker – Martin Fagan</p>	<p>Demolition of existing conservatory and erection of flat roof single story extension</p> <p>Lawful development certificate - Noted</p> <p>It was resolved to recommend approval.</p>
<p>PH821 LW/20/0319 32 Telscombe Road Peacehaven East Sussex BN10 8AG</p> <p>Case worker – Andrew Hill</p>	<p>Construction of two new 3 bedroom bungalows</p> <p>Currently a green space, possession of the alley has been taken, which was previously a public right of way.</p> <ul style="list-style-type: none"> • The alley which would be used for access to the properties is very narrow, unable to fit a fire engine or ambulance. • The previous failed applications are not encouraging. • Back garden development, with unsuitable access, which will endanger health and safety. <p>It was resolved to object to this application</p>
<p>PH822 LW/20/0342 44 Dorothy Avenue, Peacehaven BN10 8HT</p> <p>Case Worker Martin Fagan</p>	<p>Single storey rear extension</p> <p>It was noted that single story not overlooking neighbours, large back gardens.</p> <p>It was resolved to recommend approval.</p>
<p>PH823 LW/20/0222 17 Rosemary Close Peacehaven BN10 8BY</p> <p>Case Worker James Emery</p>	<p>Two storey side extension plus conversion and extension of existing conservatory</p> <p>It was noted that extension would not affect surrounding neighbours.</p>

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	It was resolved to recommend approval
PH824 LW/20/0128 118 Roderick Ave Peacehaven Case Worker James Emery	Raise the ridge height and installation of dormer to north side (revision of LW/19/0617) It was noted that this is an alteration to an existing application It was resolved to recommend approval.
PH825 LW/20/0275 39 Gladys Ave Peacehaven Case Worker James Emery	Remove existing front lobby to provide new lobby and en-suite to the master bedroom on the front of the property Home Improvements to existing property. It was resolved to recommend approval.
PH826 LW/20/0395 227A Arundel Road Peacehaven Case worker Sarah Sullivan	Single storey extension to rear of property. Moving entrance door on front elevation (west) It was noted that large garden, not interfering with any neighbours. It was resolved to recommend approval.

10 To note the following Planning Applications:-

PH827 LW/20/0042/TPO 37 Glynn Road Peacehaven Case worker – Daniel Wynn	Sycamore T1 (TPO (No. 5) 1987) and Sycamore T2 (TPO (No.5) 1987). They have grown very large and are overhanging the public pavement and road. They are also growing up to, and touching windows of the house, and branches growing over the roof. My tree surgeon suggested a 30% Crown reduction as part of an ongoing maintenance program, to allow more light into the property
PH828 LW/20/0294/CD 65 Arundel Road Case worker – Sarah Sullivan	Discharge of condition 5 of planning application LW/18/0588 which requires a archaeological written scheme of investigation

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PH829 LW/20/0277/CD Lower Hoddern Farm, Hoddern Farm Lane Case worker – Chris Wright	Discharge of conditions 2 (street lighting) and 17 (parking and car club) relating to approval LW/17/0226
PH830 LW/20/0324 128 The Promenade Peacehaven Case worker Sarah Scannell	Non material amendments to planning approval (LW/18/0804) - remove east elevation velux window / remove triangular window on the south elevation / delete the zinc finish to the bathroom dormer / reduce the width of the balcony on the south elevation

The Committee noted the Planning applications above.

11 TO NOTE the following planning application Decision Notices:-

PH831 LW/20/0223 67 Lincoln Avenue Peacehaven	Demolition of existing conservatory and garage and erection of rear and side extension. Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
PH832 LW/20/0039 14 Montreal Close Peacehaven	Erection of a boundary wall to the front of the property Lewes DC Refuses Permission Peacehaven's Planning & Highways Committee Objected to this application
PH833 LW/20/0280 86 Westview close Peacehaven	Garage conversion to include removal of garage door and insertion of windows Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
PH834 LW/20/0282 9 Rustic Road Peacehaven	Erection of single storey rear extension Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
PH835 LW/20/0187 241 Arundel Road West	Planning Application for Demolition of existing conservatory/workshop area and erection of single storey side extension, conversion of loft including raising ridge height of roof, construction of external raised platform in garden and moving front door to adjacent elevation Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application

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PH836 LW/20/0158 217 South Coast Road Peacehaven	Replacement signage and shop front repainting Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
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The Committee noted the planning applications above

12 PH837 Review of Committee's Action Plan.

The Action Plan was noted and discussed.

Cllr White asked for an update in relation to the Barratts Homes Travel pack for Chalkers Rise.

13 PH838 Date of Next meeting of the Committee – 11th August 2020.

There being no further business, the meeting closed at 20.45

